



File No. (internal use only): \_\_\_\_\_

**PRE-APPLICATION CONCEPTUAL OVERVIEW**

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



Tel: (954) 921-3471  
Fax: (954) 921-3347

Schedule an appointment with a planner for all submittals.

This application shall be completed in full and submitted with all applicable documents digitally to the Planning Division.

**Pre-application Conference**

**Dates:**

|       |       |
|-------|-------|
|       | 01/25 |
| 02/07 | 02/22 |
| 03/07 | 03/21 |
| 04/04 | 04/18 |
| 05/02 | 05/16 |
| 06/06 | 06/20 |
| 07/05 | 07/18 |
| 09/06 | 09/19 |
| 10/03 | 11/07 |
| 11/21 | 12/05 |



**A complete PACO submittal includes: Application, Survey, Preliminary Site Plan, and Elevations.**

**An incomplete submittal will not be accepted. The deadline for all PACO submissions is the Monday before the meeting. All submittals shall be digital and consolidated as one PDF file.**

**Site and Project Data**

Proposed Project Name: The Habitat

Proposed Project Address: 1837-1855 Johnson Street Hollywood, FL, 33020

Folio Number(s): 514210140020 & 514210140010

Proposed Project located within:  CRA - Beach District  CRA - Downtown District  
 State Road 7 Corridor  Other: NAC- North Downtown

Land Use Designation: Residential Zoning District: ND-1

Gross Lot Area: 36,480 sqft Net Lot area: 27,580 sqft

Existing Use of Property: Residential- single family homes

Existing Number of Units: 2 Existing Commercial Area: N/A

Current Assessed Value of: Land: \$165,440 Building(s): \$ 385,620

Proposed Use: Multifamily- Attached Townhomes

Total Number of Residential Units: 15 Average Size of Units: 2,295 sqft

Estimated Average Sale Price/Rent per Unit: \$ 1.35  Sale  Rent

Total Number of Hotel Rooms: N/A Average Size of Hotel Rooms: N/A

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ 1.39

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): February 2024

Estimated Value of Improvement: \$ 5,500,000 Estimated Value at Completion: \$ 7,000,000

Permitted Building Height: 45' Proposed Building Height: 43'

Required Setbacks: Front: 20', Secondary 15' Proposed Setbacks: Front: 5', Secondary 15'

Sides: 10' Sides: 10'

Rear: 20' Rear: 10'

Required Parking Spaces: 30 Proposed Parking Spaces: 30

Name of Developer/Property Owner: Century Structures

Address of Developer/Property Owner: 1619 Harrison Street Hollywood FL

Telephone: 9549224625 Fax: \_\_\_\_\_ Email Address: 9224625@gmail.com

Name of Consultant: Representative Tenant (circle one): Tara Jafarmadar

Telephone: 954-854-0326 Email Address: tara.jafarmadar@gmail.com

## PLANNING DIVISION



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## PRE-APPLICATION CONCEPTUAL OVERVIEW

### Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

1837-1855 Johnson Street are two lots, each currently containing a single family home.

1837 Johnson Street is a corner lot at the intersection of Johnson Street and North 19th Ave in the North Downtown District. This lot is 16,376 sqft and contains a 1,000 sqft single family home.

1855 Johnson Street is a lot adjacent to the east side of 1855 Johnson Street. This lot is 11,197 sqft and contains a 1,000 sqft single family home.

The lots are located in the North Downtown Low Density Multifamily District (ND-1) of the Hollywood Regional Activity Center. Neighboring properties on the South Side of Johnson Street here are zoned as ND-2 & FH-2.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

The rear setback has been designed as 10'. This was after discussions with the City planning department in September of 2022 where we were informed that because of the lot configuration being a corner lot, we can consider both internal setbacks as interior and therefore only require 10 feet on both Johnson Street and the rear. This should eliminate the need for any rear setback variances.

#### Variance Request:

At the last PACO where we submitted our initial proposal, we were informed by the engineering department that we were required to give up 20' of property running adjacent to Johnson Street (and 25' at the corner of Johnson Street and N 19th Avenue. This became a major burden on the project. We ended up reducing the size of the units to make do, reducing the rental value of the properties, which already have slim margins as we are trying to keep them as affordable as possible. We are requesting to reduce the Johnson Street setback from 10' to 5' in order to support a better quality design for the tenants with a wider drive isle that allows for more vegetation, separation between two rows of units and additional natural light for units. In summary, there will be 20' of dedication from the property line followed by 5' of setback.

Provide any additional information about the proposed project. Use additional sheets if necessary.

The proposed project is a community centric design of 14 attached residential townhomes. Each home is 3 stories, with a multipurpose space and half bath on the first floor, kitchen, living, dining and half bath on the second floor and 3 bd/2bth on the 3rd floor. Each townhome also includes a usable roof deck with a half bath.

The projects will be designed sustainably, focusing on energy and water efficiency, and vegetation while providing residents healthy indoor spaces with ample natural light.

These townhomes will be rentals and the goal is to develop a place that fosters community engagement and sustainable living.

Our company, Century Structures, has been working as a developer in the City of Hollywood for 35+ years and we care deeply for our community. Any project we take on is aimed to support a better future of our city and our fellow residents.